



*City of Charleston*

# PLANNING COMMISSION

**May 19, 2021**

Regular Meeting at 5:00 PM

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DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

[www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc)

**\*\*Video and microphone is currently disabled for all attendees.\*\***

**This meeting is being recorded.**

Go to [www.charleston-sc.gov/PC](http://www.charleston-sc.gov/PC) for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.

# Planning Commission – May 19, 2021

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Just as in an in-person meeting, all items heard today are part of a **public meeting format**. Following this introduction, staff will explain how public comments will be shared in this virtual setting.

All **zoning, rezoning and ordinance amendment requests** will receive a recommendation from the Planning Commission and will then go to City Council. Public hearings for the zoning, rezoning and ordinance amendment items will be held at the **June 15, City Council** meeting.

Meeting results will be posted on the City's website at [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc).

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## Your City of Charleston Planning Commission Members are:

Charles Karesh – *Chair*

Harry Lesesne – *Vice-Chair*

Jimmy Bailey, Jr.

Loquita Bryant-Jenkins

Erika V. Harrison

Donna Jacobs

Angie Johnson

Sunday Lempesis

Chaun William Pflug

## Your City of Charleston Assisting Staff are:

Geona Shaw Johnson, *Director of Housing & Community Development*

Philip Overcash, *Senior Planner*

Ana Harp, *Senior Zoning Planner*

Christopher Morgan, *Planning Manager*

Lee Batchelder, *Zoning Administrator*

Chloe Stuber, *Planner*

Marcia Grant, *Clerk*

# Virtual Meeting Protocol

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Staff will control the PowerPoint slides displayed throughout the meeting.

Applicants, staff, Commissioners, and the public are required to give their name first whenever speaking.

Video and microphone have been disabled for all attendees. The public will only be given the capability to speak when they are called on during the public comment period. Applicants will be promoted to panelist for the duration of their item, giving them temporary access to microphone and video. They should remain muted unless called on to speak.

Chat and the Q&A functions have been disabled for everyone.

These proceedings are being recorded.

## **Order of the Meeting:**

- City staff present the agenda item and recommendation
- Applicant comments
- Public comments in favor (first spoken, then written)
- Public comments in opposition (first spoken, then written)
- Applicant response
- Commission discusses agenda item, makes a motion, and votes

# Virtual Meeting Protocol

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## **Commission:**

- Commission members should be both seen on video and heard when speaking.
- Commissioners will be polled by the Chairman for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chairman shall re-read the motion verbatim and the Commissioner making the motion should correct the Chairman if he has not re-read the motion accurately.
- Commissioners that need to recuse themselves from voting will be temporarily removed from the meeting and re-admitted prior to addressing the next agenda item.
- If the Commission needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.



# Public Comment Period

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# Rezoning 2

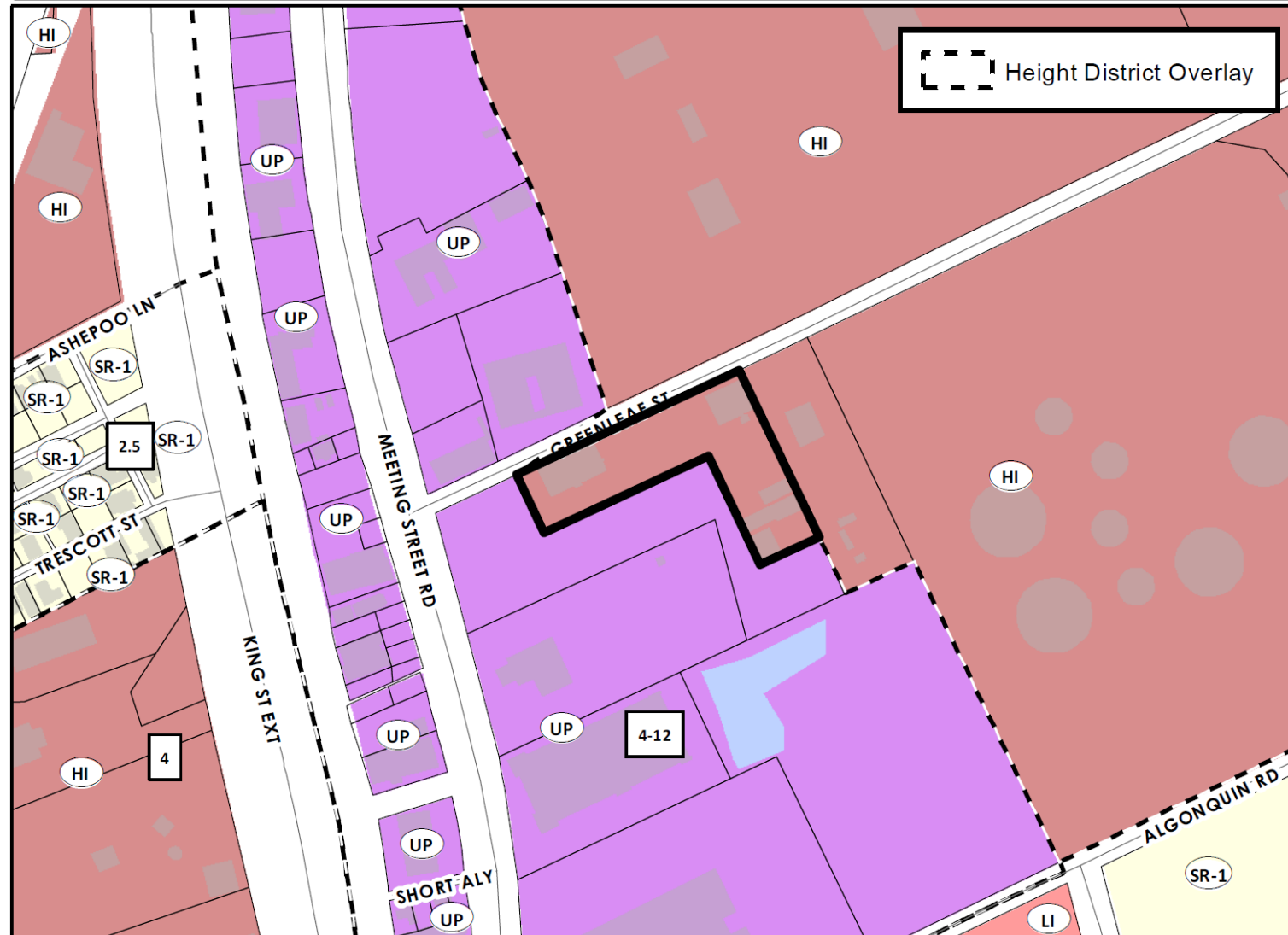
1505 Greenleaf St  
(Silver Hill/Magnolia - Peninsula)

TMS # 4641000120-124 and 006

approx. 1.42 acre.

Request rezoning of the subject property from Heavy Industrial (HI) to Upper Peninsula (UP) and to be included in the 4-12 story Old City Height District classification.

Owner: Cooper River Corp, LLC  
Applicant: LS3P

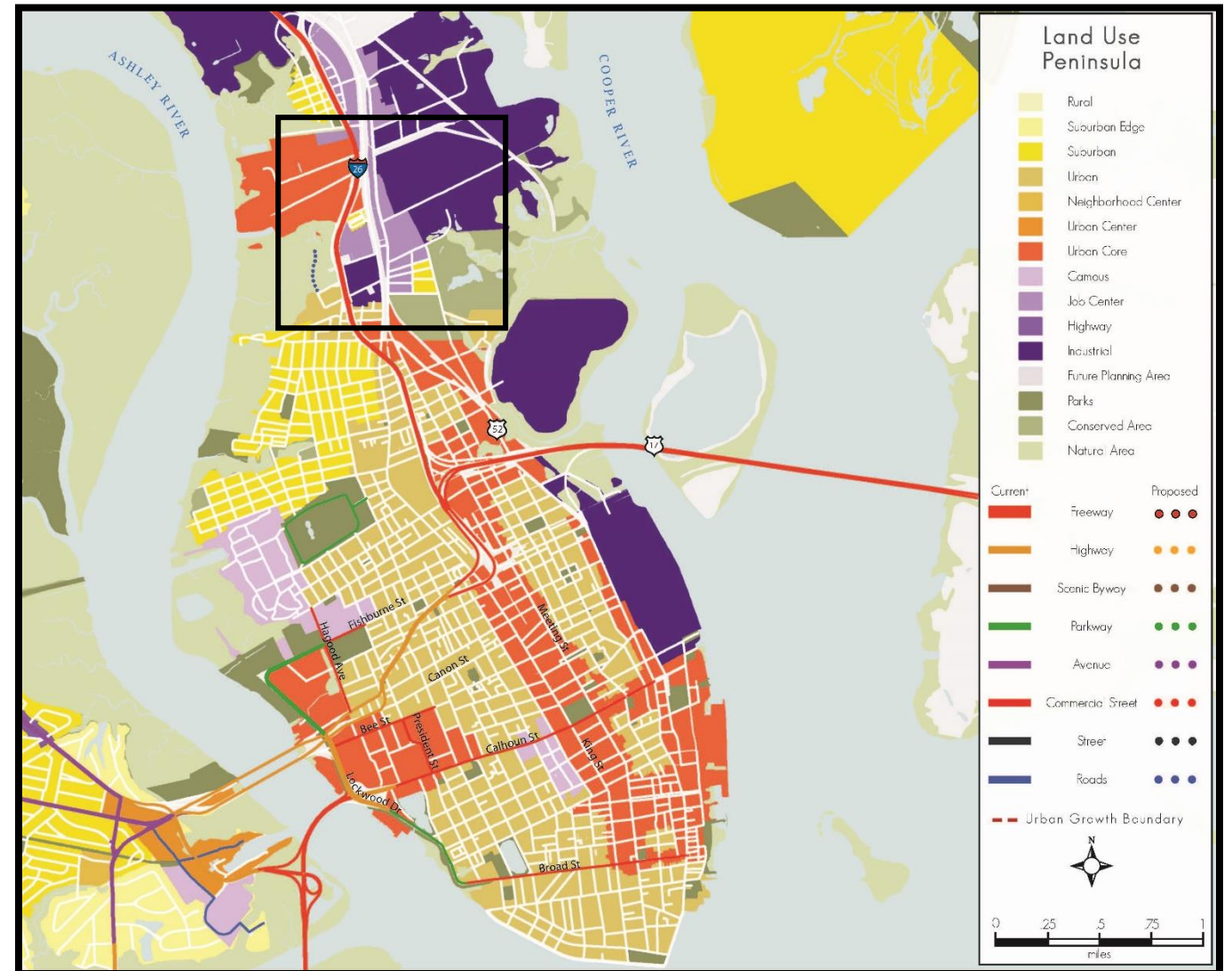


# Century V Plan

REZONING 2

1505 GREENLEAF ST

**JOB CENTER**





AERIAL

REZONING 2

**1505 GREENLEAF ST  
(SILVER HILL/MAGNOLIA -  
PENINSULA)**



Go to [www.charleston-sc.gov/PC](http://www.charleston-sc.gov/PC) for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.



**AERIAL**

**REZONING 2**

**1505 GREENLEAF ST**  
**(SILVER HILL/MAGNOLIA -**  
**PENINSULA)**



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## SUBJECT PROPERTY: OBLIQUE IMAGE



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## SUBJECT PROPERTY



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## SUBJECT PROPERTY



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## ACROSS GREENLEAF ST FROM SUBJECT PROPERTY



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## ACROSS ACROSS GREENLEAF ST FROM SUBJECT PROPERTY



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# Rezoning 2

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Staff Recommendation:

**APPROVAL**

# Public Comment Period

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# Rezoning & PUD 1

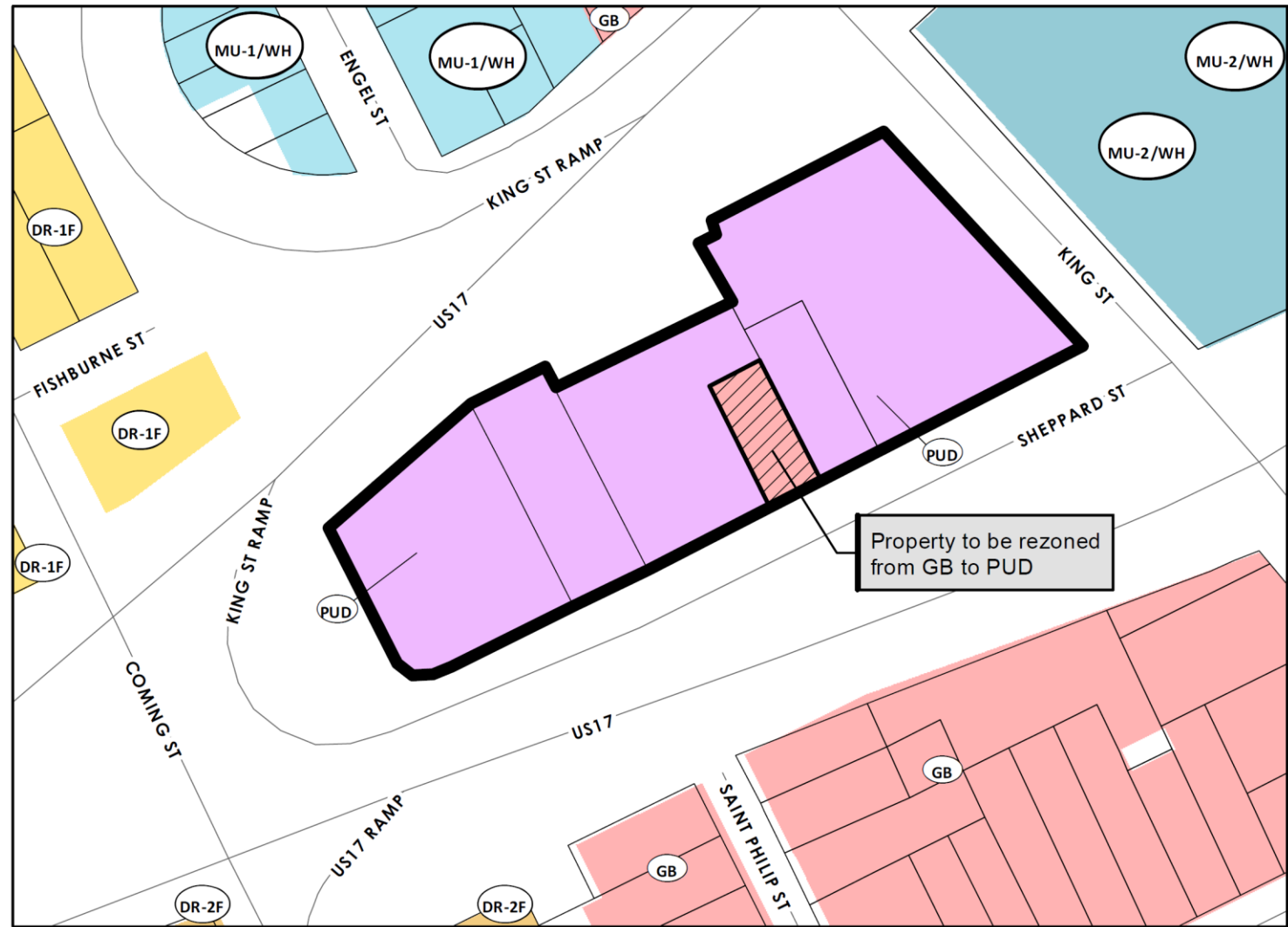
## SHEPPARD ST PUD (PENINSULA)

TMS # 4600404074, 078, 080, 086 & previous right-of-way

approx. 1.453 ac.

Request rezoning of 84 Sheppard St (TMS # 4600404079), approx. 0.067 ac., from General Business (GB) classification to Sheppard Street PUD and to amend the PUD guidelines to allow up to an aggregate of three (3) accommodations use units on 84 and 86 Sheppard St.

Owner/Applicant: Al Thaddeaus Thompson, Titus Sherod Thompson et al.

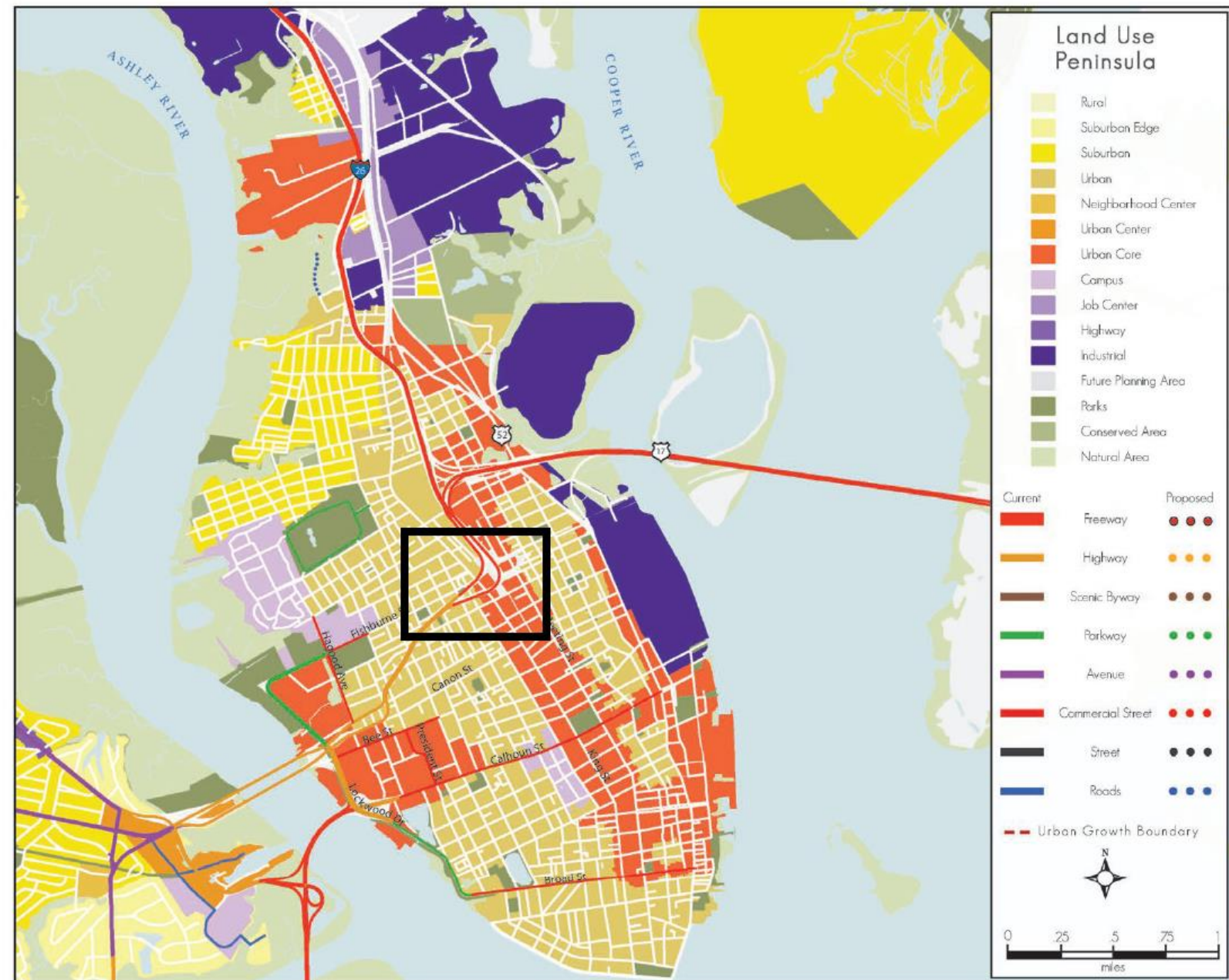
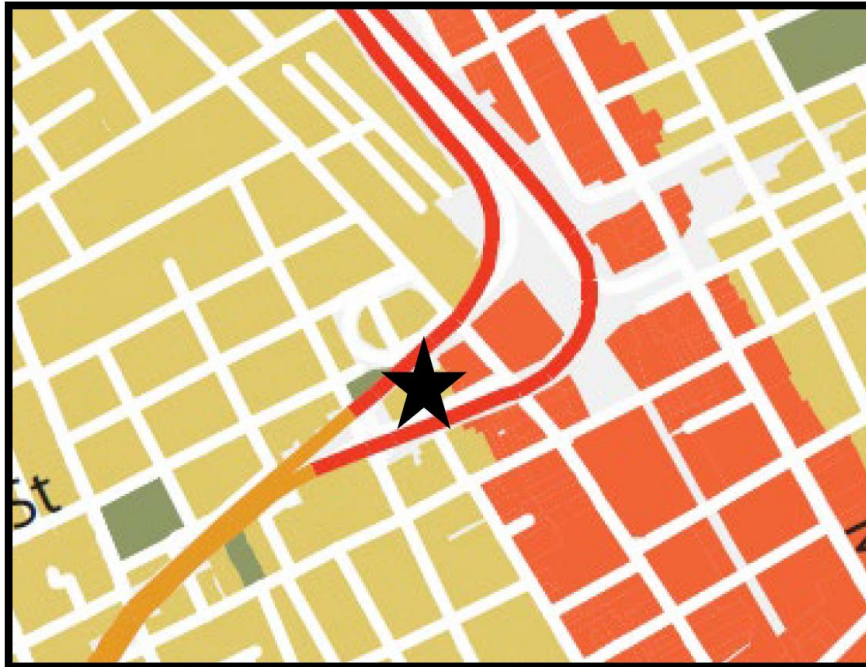




# Century V Plan

REZONING & PUD 1  
SHEPPARD ST PUD (PENINSULA)

**URBAN & URBAN CORE**





AERIAL

**REZONING & PUD 1**

**SHEPPARD ST PUD**





## OBLIQUE IMAGE OF EXISTING BUILDINGS (1 of 2): Sheppard St PUD





## OBLIQUE IMAGE OF EXISTING BUILDINGS (2 of 2): Sheppard St PUD



Go to [www.charleston-sc.gov/PC](http://www.charleston-sc.gov/PC) for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.



## BUILDINGS FROM SHEPPARD ST: Sheppard St PUD



Go to [www.charleston-sc.gov/PC](http://www.charleston-sc.gov/PC) for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.



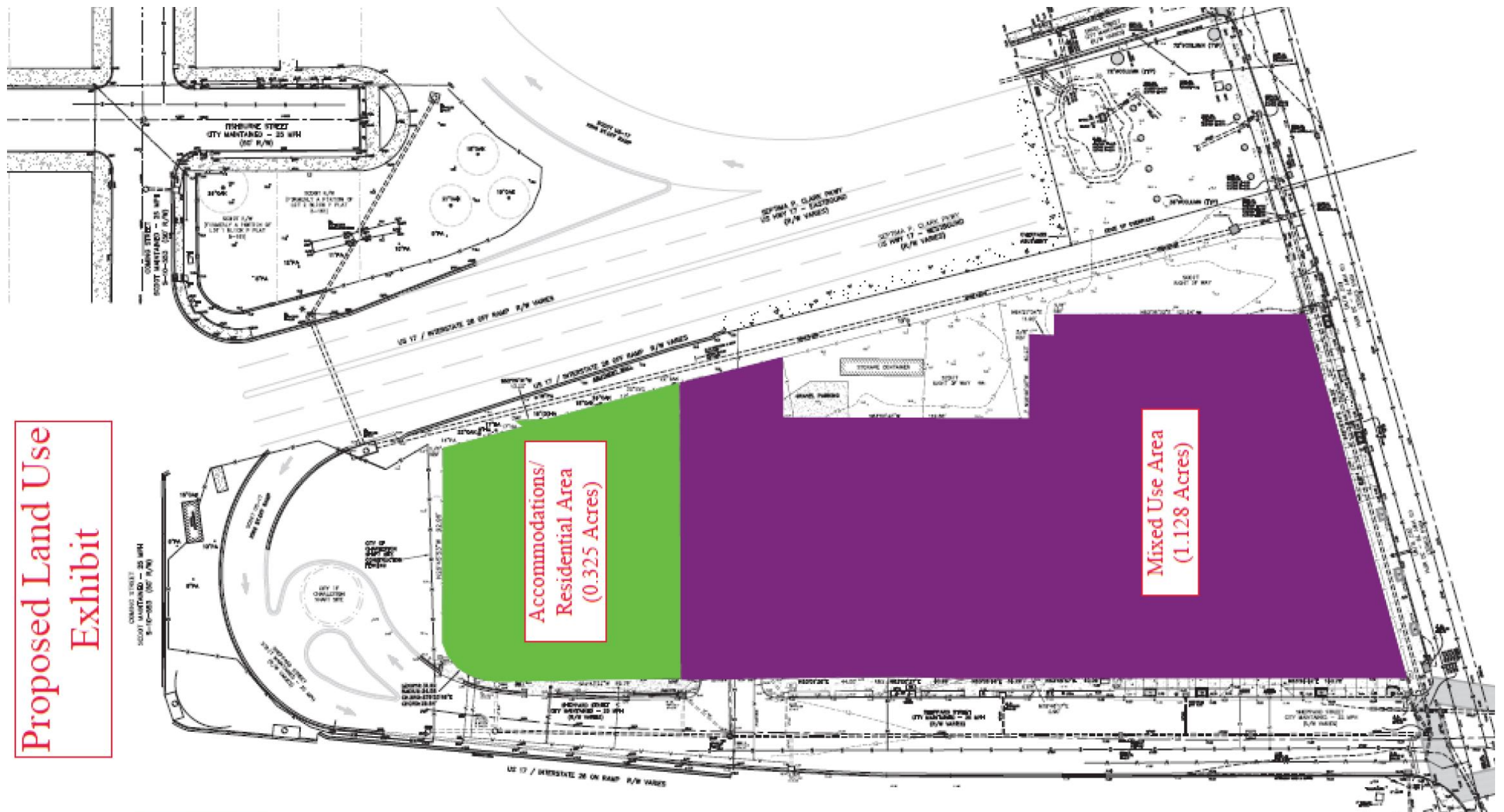
## BUILDINGS FROM SHEPPARD ST & SAINT PHILIP ST : Sheppard St PUD



Go to [www.charleston-sc.gov/PC](http://www.charleston-sc.gov/PC) for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.



## Proposed Land Use Exhibit



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# Rezoning & PUD 1

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Staff Recommendation:

**APPROVAL**

# Public Comment Period

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# Zoning & PUD 2

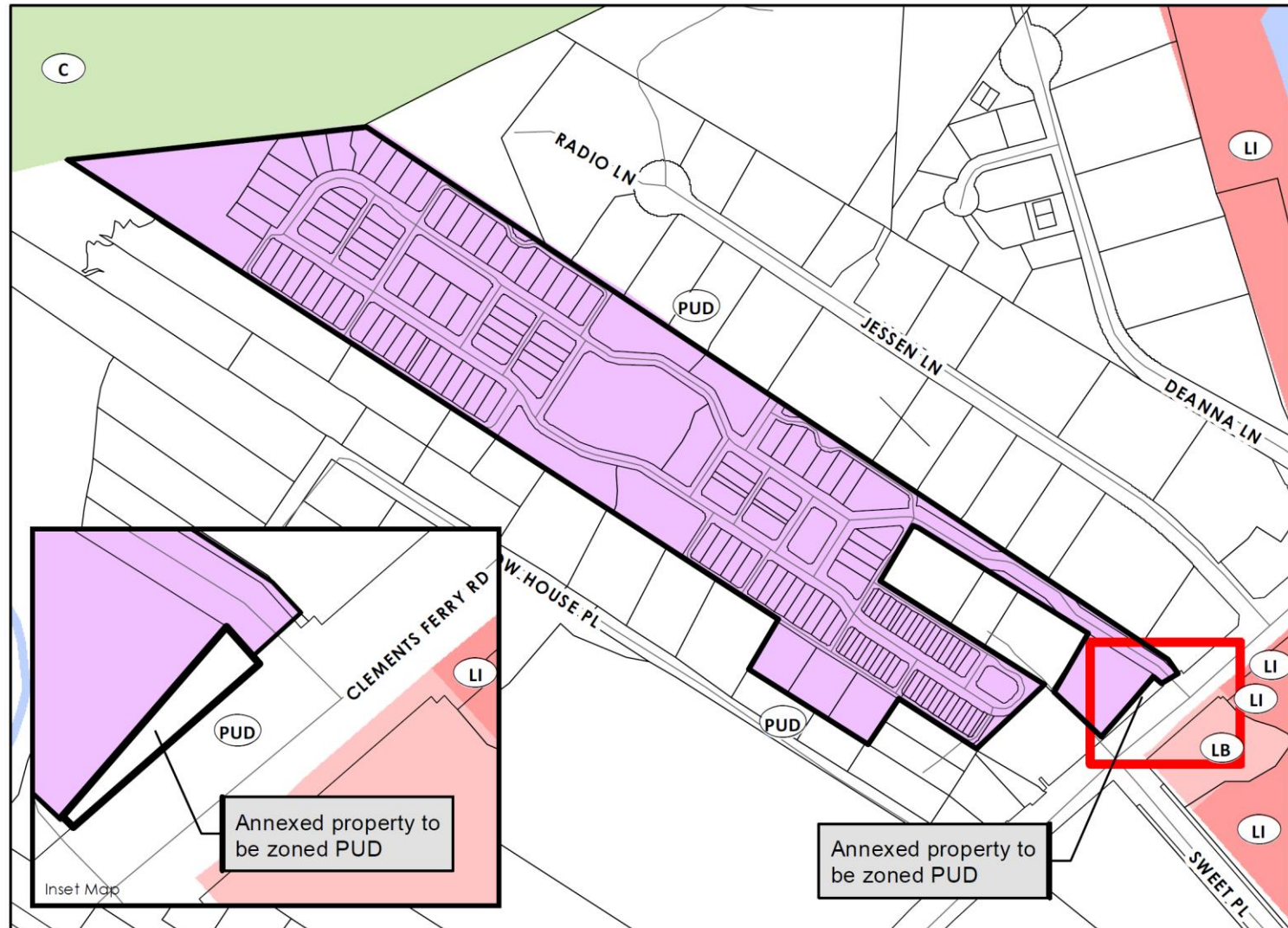
Clements Ferry Rd  
(The Marshes at Cooper River PUD – Cainhoy)

original TMS# 2670000004, 005, 010, 050-057, 069 & 071

approx. 36.09 ac.

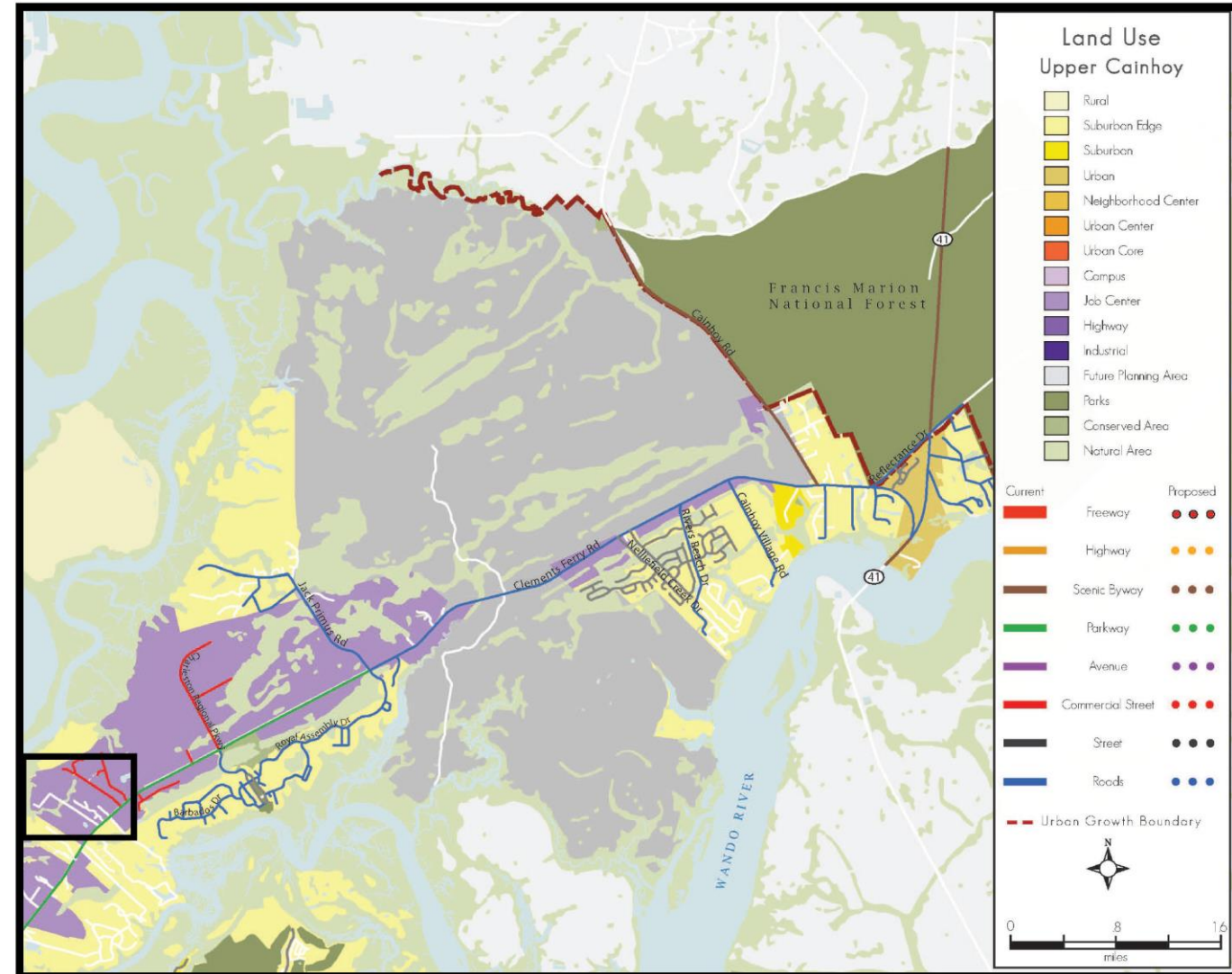
Request to amend the Marshes at Cooper River Planned Unit Development (PUD) Master Plan and Guidelines and to zone property on Clements Ferry Rd (TMS # 2710002153), approximately 0.15 acre, to be included in the PUD (Marshes at Cooper River).

Owner: Sweetwater Apartments SC Phase II LLC



ZONING & PUD 2  
THE MARSHES AT COOPER RIVER  
PUD (CAINHOY)

**JOB CENTER & SUBURBAN EDGE**





AERIAL

**ZONING & PUD 2**

**THE MARSHES AT  
COOPER RIVER PUD**





AERIAL

**ZONING & PUD 2**

**THE MARSHES AT  
COOPER RIVER PUD**





## OBLIQUE IMAGE: The Marshes at Cooper River PUD



Go to [www.charleston-sc.gov/PC](http://www.charleston-sc.gov/PC) for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.



## SUBJECT PROPERTY FROM CLEMENTS FERRY RD



Go to [www.charleston-sc.gov/PC](http://www.charleston-sc.gov/PC) for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.



THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.





# Zoning & PUD 2

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Staff Recommendation:

**APPROVAL**

# Public Comment Period

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# Ordinance Amendment 1

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**To amend section 54-604 (Developments that require TRC approval) of Article 6 (Land Development Plan Review) of Chapter 54 of the Code of the City of Charleston, South Carolina (Zoning Ordinance) to update the list of development project types that require the approval of the Technical Review Committee (TRC).**



# City of Charleston Technical Review Committee Process Assessment

January 2018



#	Recommendation	PIE or Consultant Recommendation
1	Appoint an empowered TRC Chair.	PIE with modifications from the Consultants
2	Monitor the need to fill a TRC Coordinator role.	PIE
3	Begin tracking and monitoring the number of labor hours required for TRC plan review and administrative activities per project.	Consultants
4	Complete a TRC Manual overhaul to provide a more detailed and flexible checklist.	PIE
5	Conduct bi-annual workshops with the development community on TRC manual/expectations.	PIE with modifications from the Consultants
6	Better define and utilize pre-application meetings.	PIE
7	Create a mechanism to deny submittals when reasonable quality standards have not been met and conduct technical completeness review within 48 hours of application delivery to Plan Review Staff.	PIE
8	Provide training for intake personnel to elevate their understanding of what to look for in plan submittals.	PIE
9	Require developer revisions to be "clouded" <sup>1</sup> for easier recognition by review staff.	PIE
10	Incorporate PDF reviews from previous week's TRC meeting as the first agenda item on each TRC meeting agenda.	PIE
11	Establish and standardize guidelines for customer interaction and follow-up.	PIE
12	Provide comments to applicants in advance of TRC meeting (all disciplines).	PIE
13	Establish flexible plan review cycle time targets based on project type and complexity.	PIE
14	Develop plan review cycle-time performance standards and a performance measurement reporting process.	PIE
15	Establish a mechanism to track and report outcomes to all TRC members and the development community.	Consultants
16	Create a structure and process for regular engagement with the Developers Council and Developers Working Group to identify and resolve issues and communicate process changes.	Consultants
17	Limit discussion of comments during TRC meetings.	PIE
18	Require plan reviewer TRC meeting attendance for all plans they have reviewed.	Consultants
19	Revise TRC comment and response format to increase consistency across review disciplines.	PIE
20	Create definitions for major and minor comments.	PIE
21	Convene a committee to review threshold requirements for TRC Site Plan Approval process.	PIE
22	Convene a group to create a definition for multi-family requirements for TRC.	PIE
23	Consider limiting the number of TRC submittals each week.	PIE


<sup>1</sup> Clouded revisions are revisions that are annotated and marked on plan sets to define how plan reviewers' comments were addressed and direct plan reviewers to the appropriate revisions.

*The Novak Consulting Group  
Strengthening organizations from the inside out.*

# TRC Process Improvement

*updated February 5, 2019*

Novak Consulting Group and TRC staff made 23 recommendations for improving the City's Technical Review Committee. After thoughtful review and consideration of impact, ease of implementation and resources needed to complete, the team prioritized the recommendations and plan to implement as identified below. Quarterly updates will be provided to demonstrate progress.

Recommendation	Status	Expected/Actual Completion
Convene a committee to review threshold requirements for TRC Site Plan Approval process.		2019 Q3



## **Process**

**Fall 2020** - TRC Committee begins conversations and analysis on the types of building projects that should require TRC review and approval

**February 24, 2021** - Draft Ordinance presented at TRC University (applicants, owners, developers, consultants, non-profits)

**March/April 2021** - Staff modifies draft ordinance based on TRC University feedback

**May 19, 2021** - Present to the Planning Commission



*City of Charleston*

**TECHNICAL REVIEW COMMITTEE (TRC)**

John J. Teclenburg, Mayor

Eric Schultz, TRC Administrator

## TRC UNIVERSITY

**February 24, 2021, 12PM  
Quarterly Meeting Syllabus**

**12:00 Welcome, Eric Schultz**

**12:05 TRC Operations.**

**Team TRC requests that your responses to comments include the staff's comment.**

Revise TRC comment and response format to increase consistency across review disciplines.



2019 Q2

**12:10 Technology Updates.**

**A. TRC Dashboard, Tracy McKee, Chief Innovation Officer**

**B. EnerGov Upgrade, Susan Poteat, Director of Process/Service Improvement**

**12:25 Proposed Amendment to Zoning Ordinance; Article 6, Land Development Plan Review, Section, 54-601.**

**Land development project types requiring TRC review.**

Convene a committee to review threshold requirements for TRC Site Plan Approval process.



2019 Q3

**1:05 Questions & Discussion**

**1:10 Adjourn**



# Existing Ordinance

## **Sec. 54-604. - Developments that require TRC approval.**

a. TRC approval is required when:

1. any new building(s) construction or site improvement(s) is undertaken on land within the City of Charleston, save repairs or renovations not exceeding the requirements of 54-604.a.2., which follows; or
2. any construction or renovation results in the addition of two thousand (2,000) square feet of space to an existing structure; or
3. any construction or development results in changes to traffic circulation and/or stormwater drainage systems onto or off of a site; or
4. TRC approval is required by the zoning classification of a given site; or
5. TRC approval is required by restrictive covenants applicable to a given site; or
6. single-family or two-family dwelling unit construction results in a total of four or more units on a single lot.

b. The following development(s) are exempt from requiring TRC approval but shall still require the approval of the Zoning Administrator:

1. single-family dwelling(s) and two-family dwelling(s) that result in a total of three or less units on a lot;
2. small storage structures or garages that do not exceed five hundred (500) square feet in area; and
3. routine repairs and maintenance that do not exceed the provisions of 54-604.a.2. above.

# Proposed Ordinance

Section 1. Sec. 54-604 is hereby amended to read as follows (new text in **bold and double underlined** and deleted text with ~~strikethrough~~)

Sec. 54-604. - Developments that require TRC approval.

- a. TRC approval is required when:
  1. any new building(s) construction or site improvement(s) is undertaken on land within the City of Charleston, save repairs or renovations not exceeding the requirements of 54-604.~~a.2.b.~~, which follows; or
  2. any construction or renovation results in ~~the~~ **a building addition to an existing building where the footprint of the new building is** ~~of two thousand (2,000)~~ **or more** square feet **in area** ~~space to an existing structure; or~~
  3. any construction or development results in changes to traffic circulation, **internal or external, to the development site, specific to changes to or additions of curb cuts, site access, drive-thru lanes** ~~and/or stormwater drainage systems onto or off of a site; or~~
  4. **any construction, development, or redevelopment that requires a Type II or Type III Construction Activity Application as prescribed in the City's Stormwater Design Standards Manual; or**
  5. TRC approval is required by the zoning classification of a given site, **specific to a PUD, Neighborhood District, Gathering Place District and Upper Peninsula District**; or
  6. TRC approval is required by restrictive covenants applicable to a given site; or
  7. **any construction of a new building or building addition on the peninsula or in an area identified as a Special Protection Area by the Department of Stormwater Management results in a total of three or more dwelling units on a single lot;**



# Proposed Ordinance (contd)

8. single-family or two-family dwelling unit construction results in a total of four or more units on a single lot.
  9. any linear construction project, specific to sidewalks, multi-use paths, utility lines, surface or subsurface drainage systems, exceeds a continuous length of 100 feet or requires the platting of a new easement; excluding construction projects in existing easements except that such projects may require a Construction Activity Application approval
- b. The following development(s) are exempt from requiring TRC approval but shall still require the approval of the Zoning Administrator:
1. ~~single-family dwelling(s) and two-family dwelling(s) that result in a total of three or less units on a lot~~ dwelling unit construction not exceeding the requirements of Sec. 54-604, a.7. or 8;
  2. small storage structures or garages that do not exceed five hundred (500) square feet in area; and
  3. routine repairs and maintenance that do not exceed the provisions of 54-604.a.2. above.

Section 2. This Ordinance shall become effective upon ratification.

# Ordinance Amendment 1

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Staff Recommendation:

**APPROVAL**

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# Subdivision 1

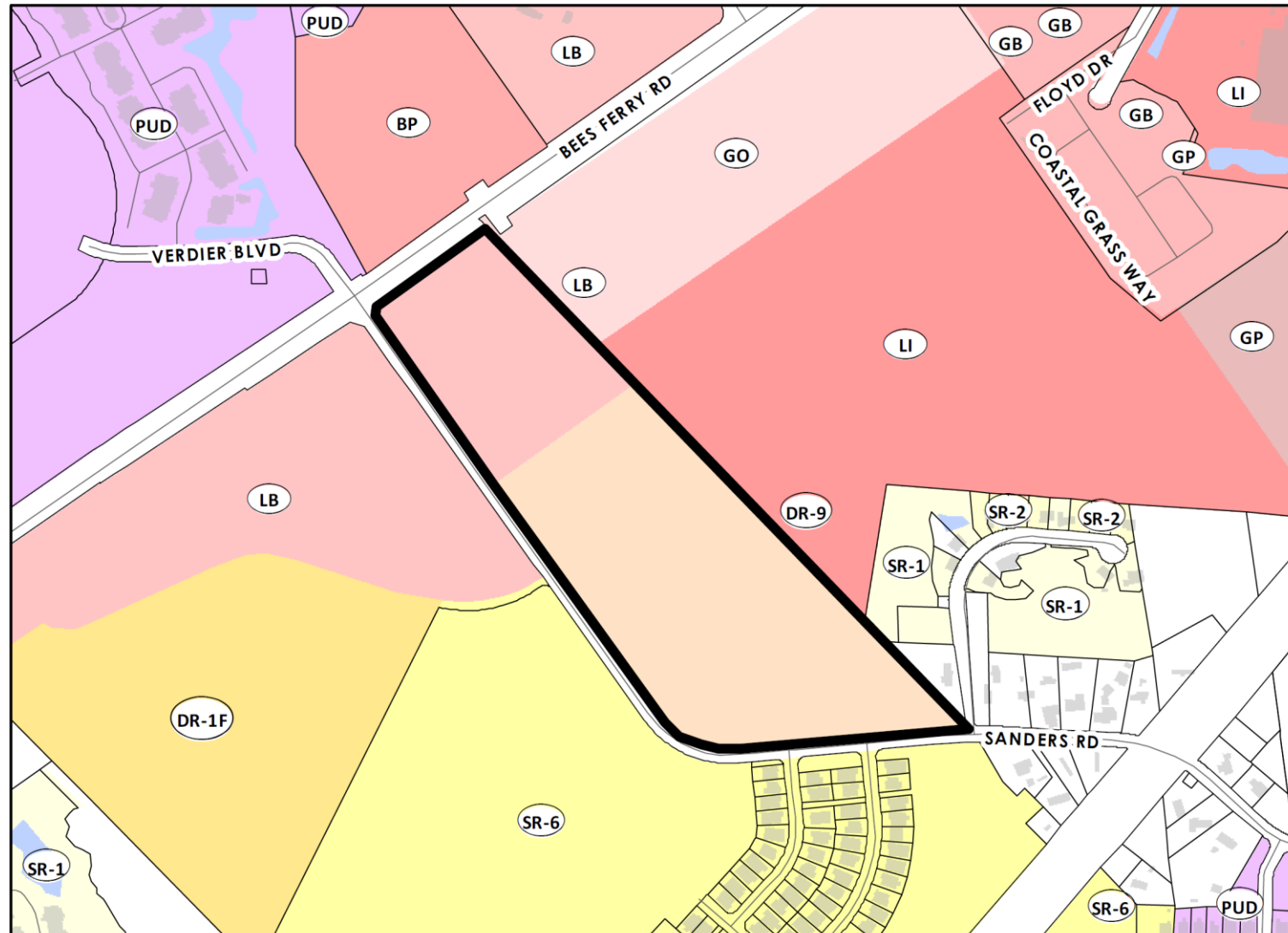
Sanders Rd  
(Rhodes Crossing – West Ashley)

a portion of TMS # 2860000001

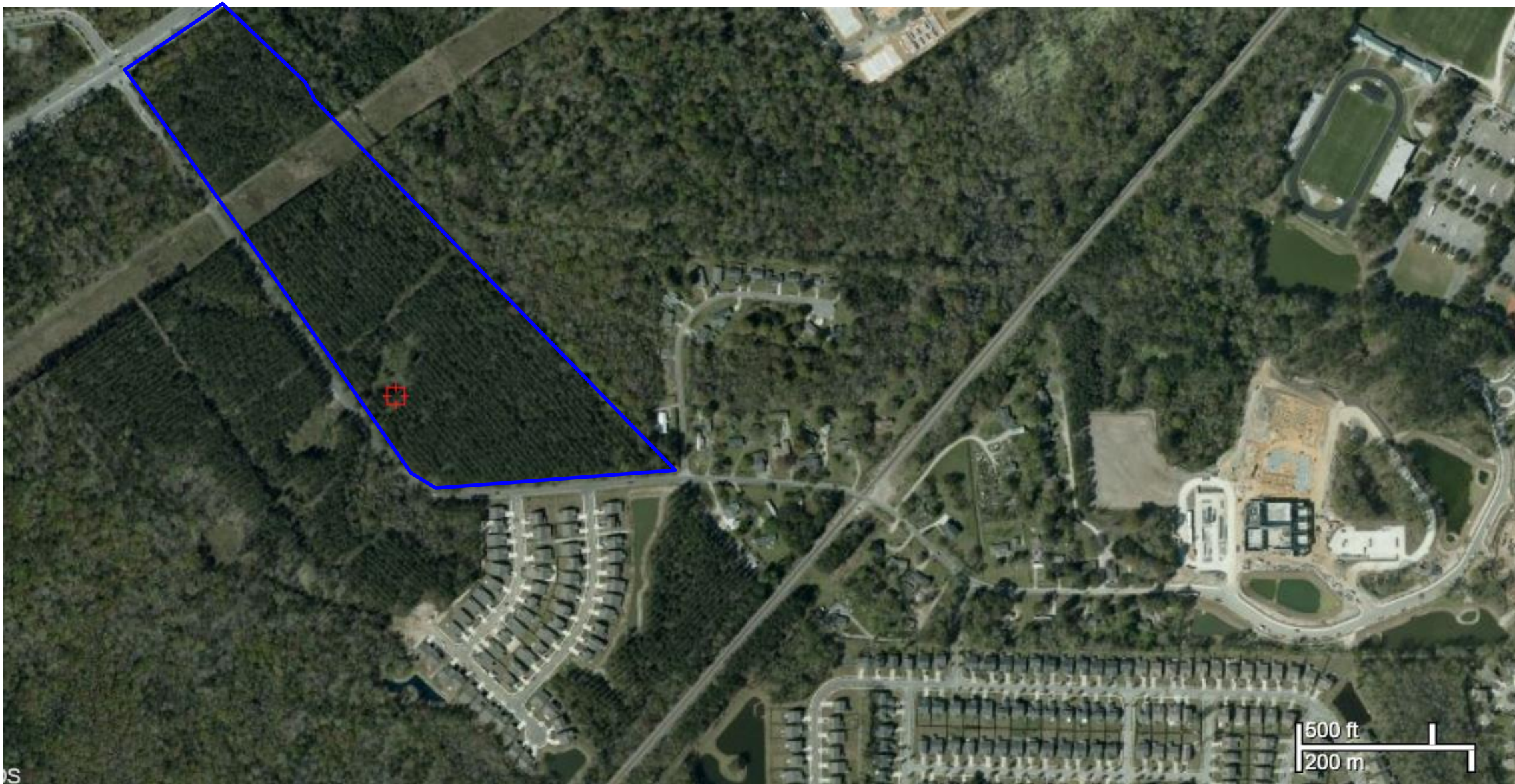
approx. 22.377 acres

57 one-family attached lots. Request  
subdivision concept plan approval.  
Zoned Diverse Residential (DR-9).

Owner: Bear Island, LLC 2  
Applicant: Thomas & Hutton



**AERIAL IMAGE: Sanders Rd (Rhodes Crossing – West Ashley)**



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**SUBJECT PROPERTY FROM SANDERS ROAD - Sanders Rd (Rhodes Crossing – West Ashley)**



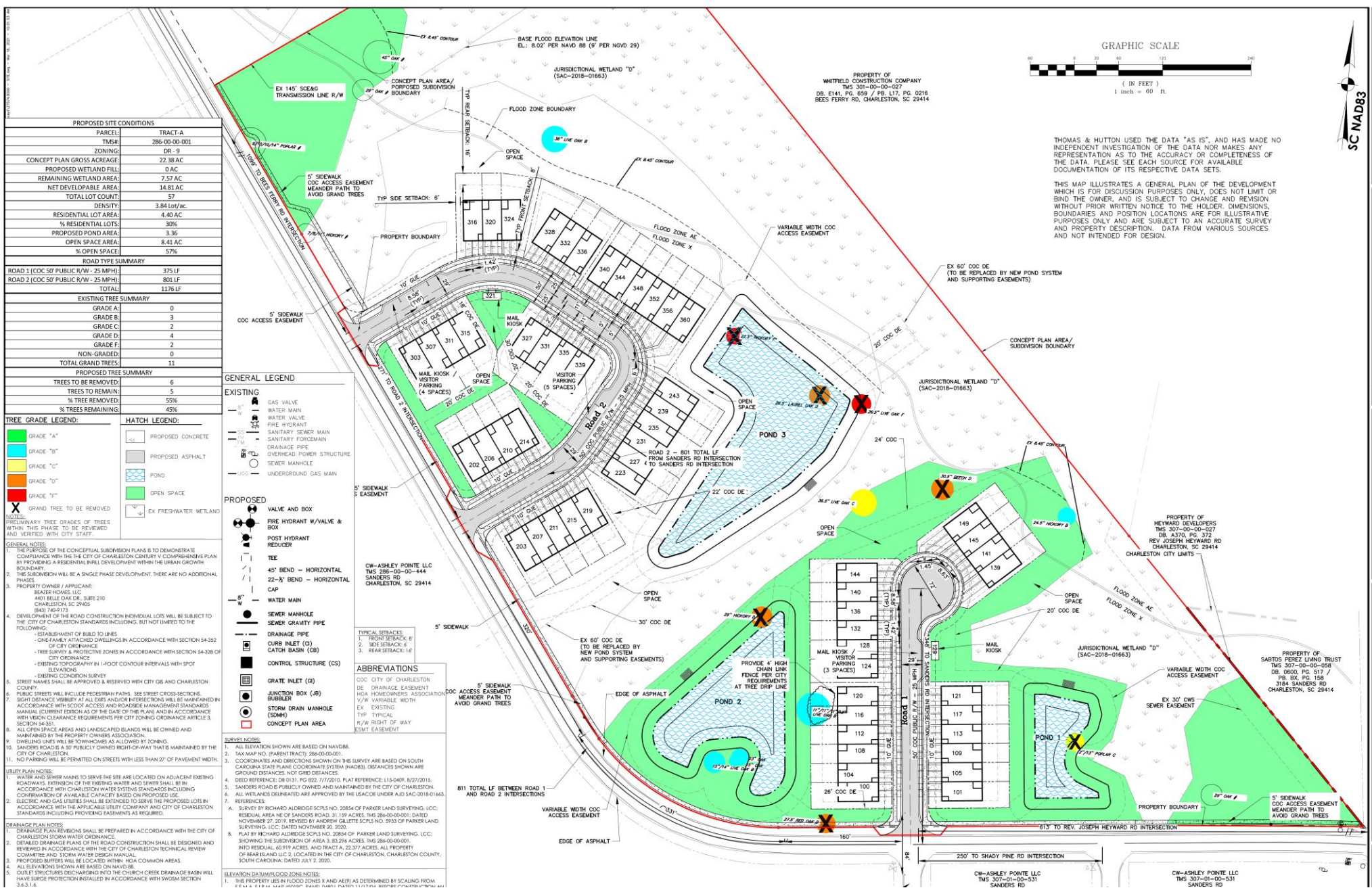
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# **APPLICANT-PROVIDED EXHIBITS**



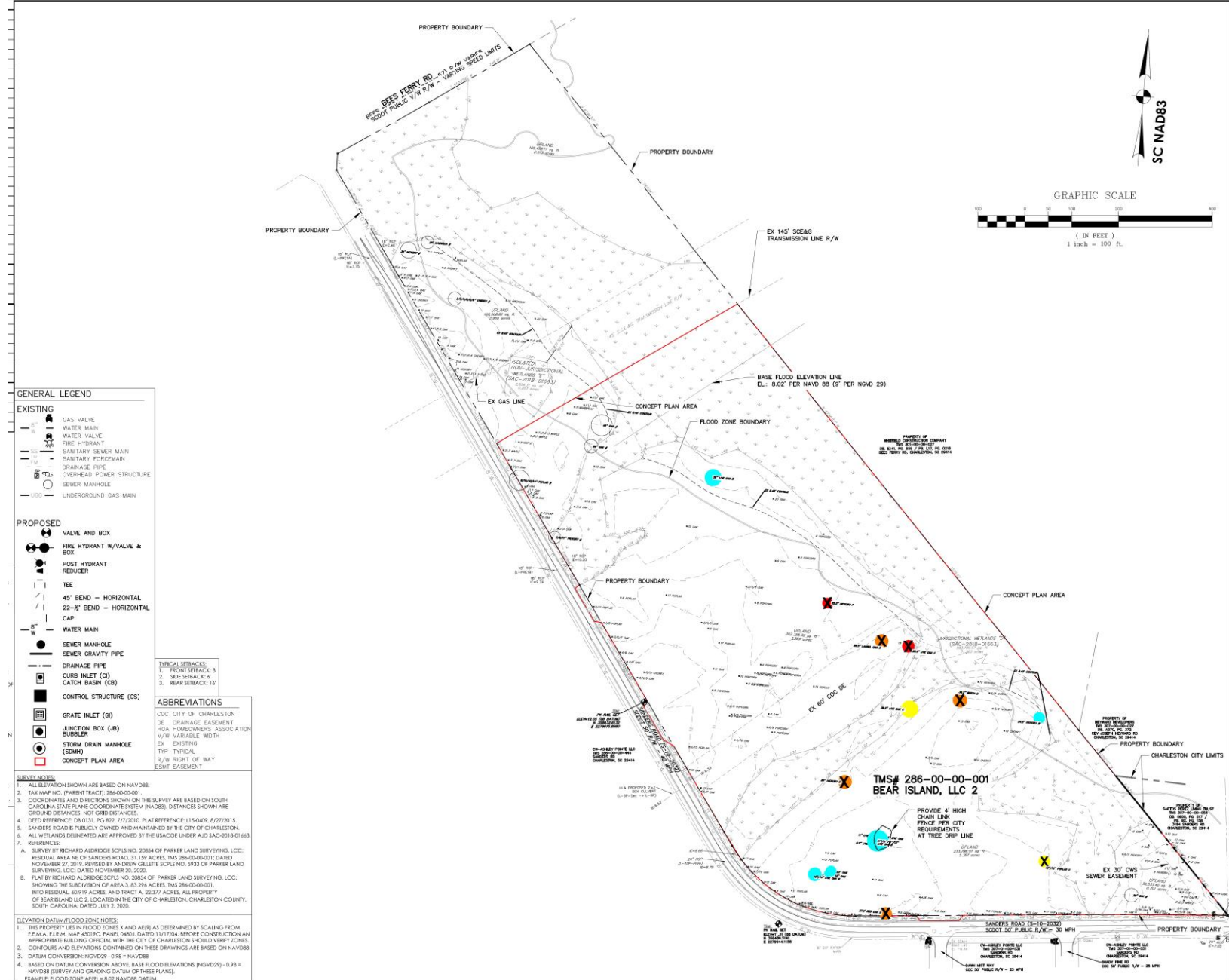














# **END OF APPLICANT-PROVIDED EXHIBITS**

# Subdivision 1

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Staff Recommendation:

## **APPROVAL WITH CONDITIONS**

Per the comments included in the agenda meeting package from the Technical Review Committee (TRC), the concept plan for the subdivision has met the minimum standards required to move forward in the review process; or has received conditional approval contingent upon those minimum standards being met prior to submitting for final approval from TRC.

Any road that is only 20' will need to be signed as “No on-street parking” or an equivalent.

A minimum of 27' of pavement width is required for on-street parking.

The Department of Stormwater Management approves the concept plan on the condition the subsequent preliminary plat and road construction plans meet the minimum requirements of the City of Charleston's 2020 Stormwater Design Standards Manual (SWDSM).

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# Zoning 1

807 Savage Rd  
(Castlewood - West Ashley)

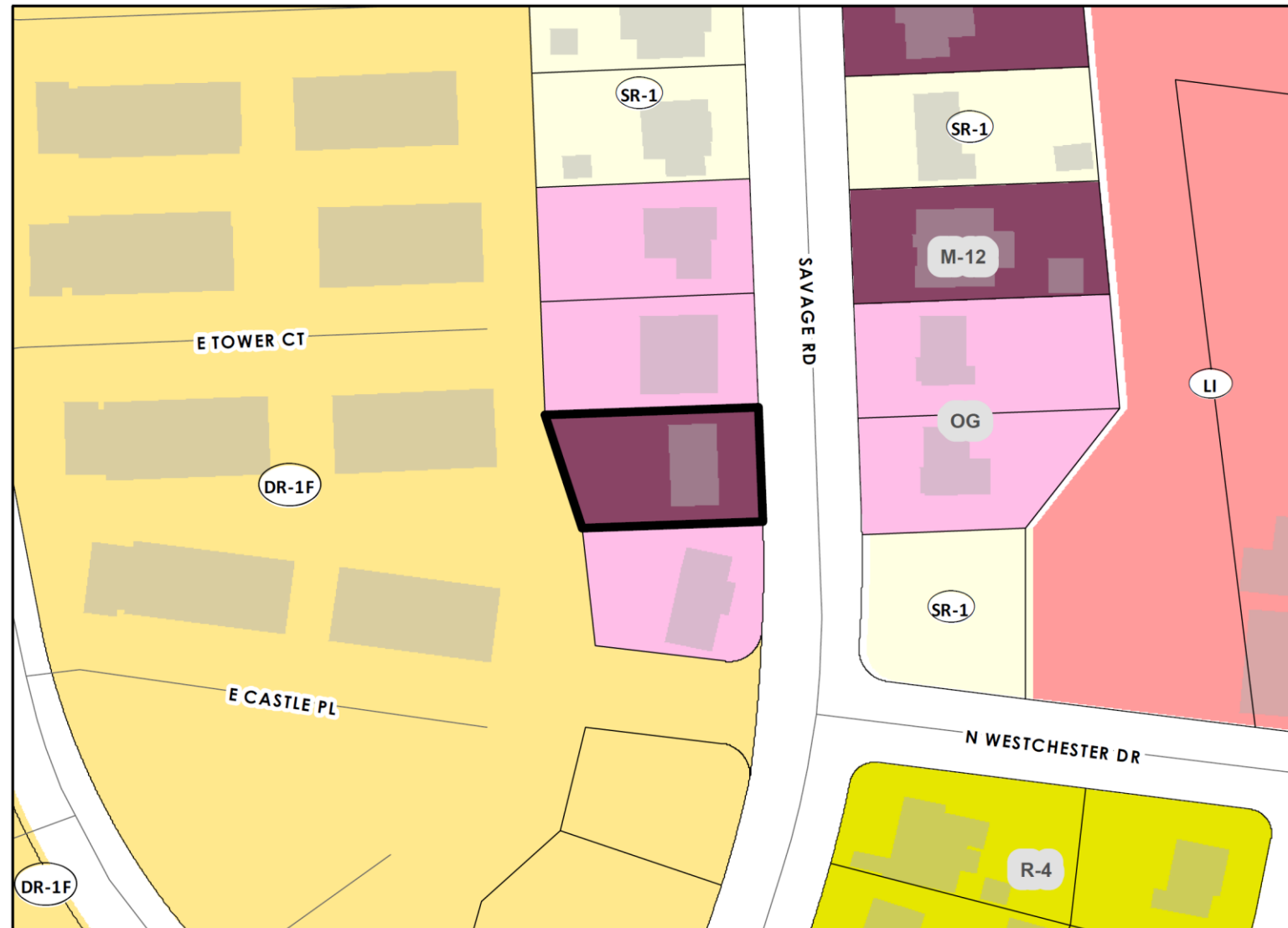
TMS # 3091500053

approx. 0.193 acre.

Request zoning of Diverse Residential  
(DR-12). Zoned Mixed Style  
Residential (M-12) in Charleston  
County.

Owner: Andrew and Grace duFresne

**STAFF RECOMMENDATION:  
APPROVAL**



## SUBJECT PROPERTY



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# Public Comment Period

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## Providing Comment:

- All applications heard today are part of a public meeting format.
- Applicants and members of the public have been required to register, indicate the agenda item they wish to comment on, and submit any documents by 12PM today in order to speak during the public comment period.
- Individuals registered to speak will be called in order for the applicable agenda item. Your microphone will be enabled when it is your turn to speak and disabled when you are done.
- You must state your name and address for the record.
- You may only speak once for each item.
- Unregistered individuals who raise their hand will not be called on to speak. Advance registration is required.
- Written public comments provided by 12PM today will be read or summarized by staff for the applicable agenda item and made part of the record.
- Members of the public that speak are encouraged to remain in the meeting for the completion of the item on which they commented.

Go to [www.charleston-sc.gov/PC](http://www.charleston-sc.gov/PC) for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.

# Zoning 2

1453 S Edgewater Dr  
(Edgewater Park – West Ashley)

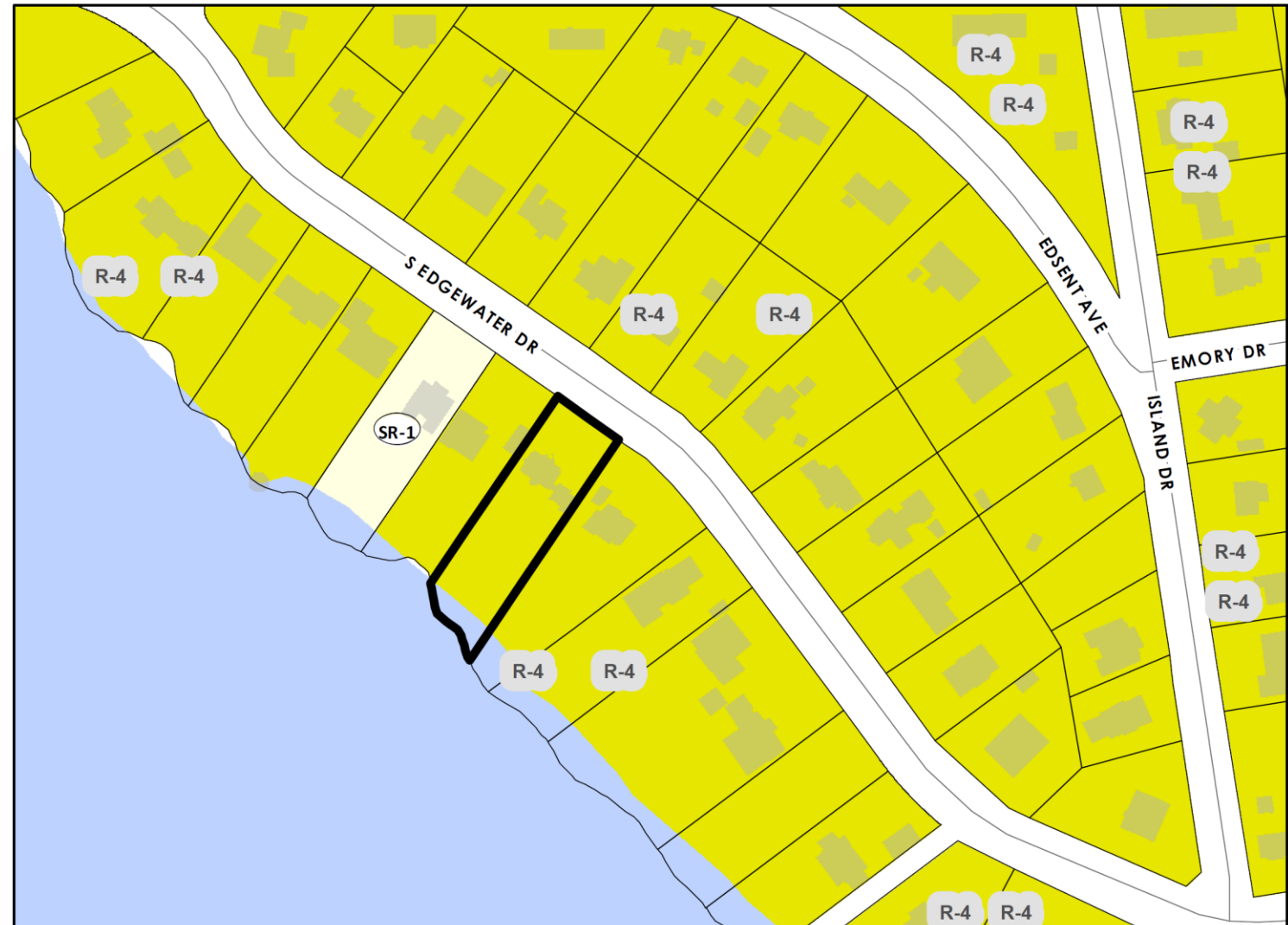
TMS # 3491300008

approx. 0.47 acre.

Request zoning of Single-Family  
Residential (SR-1). Zoned Single-Family  
Residential (R-4) in Charleston County.

Owner: Constantine D. and Cherie A.  
Liollo

**STAFF RECOMMENDATION:  
APPROVAL**





## SUBJECT PROPERTY



Go to [www.charleston-sc.gov/PC](http://www.charleston-sc.gov/PC) for instructions to join. Call (843) 724-3788 if you are experiencing technical difficulties.

# Public Comment Period

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**END OF SLIDES**